



**marinita**  
HOMEOWNER'S ASSOCIATION  
P. O. Box 208  
Dana Point, CA 92629

## **MARINITA HOA BOARD MEETING - JANUARY 8, 2024**

**Call to Order:** 6:33pm

**Sign In Sheet:** Tom Burger, John Faulkner, Shelly Calderon, Mary Lu Howell, Mary Litwinski, and HOA Financial Records Accountant Joyce Christensen.

**Location:** Home of Tom Burger,

**Homeowner Testimony:** None

**Review/Approval of October Minutes:** Mary motioned to approve, John seconded. All in favor.

**Review/Approval of Oct, Nov, Dec Financial Reports:** Tom motioned to approve, John seconded. All in favor.

**Architectural Improvement Applications:** Lot 17 submitted an application to install solar tubes. Lot 77 submitted an application for window replacement. Both are approved. Lot 46 applied to install permanent outdoor lighting along the roofline of the home. Request is denied.

### **OLD BUSINESS**

**Western Landscape Update:** Nothing to report.

**Slope Maintenance Issues:** Following complaints from Lot 37 regarding water accumulating on the property, the HOA Maintenance Liaison conducted an on-site investigation and reported the problem was from a neighbor's excess irrigation, not the HOA irrigation, and has been resolved. Lot 26 requested the HOA trim a large shrub on the property line abutting the HOA maintained area. This issue was addressed at the January 2021 Board meeting and the Board determined the shrub was not located on the HOA maintained slope so the HOA is not responsible for its maintenance. The Board will follow up with the Lot 26 Homeowner referencing the January 2021 minutes.

**CC&R Infractions:** Lot 13 has not responded to infraction notices or 10 months of fines for the deteriorated condition of their property. The Board determined that fines can only be collected by filing a small claims action and our attorney can't represent the HOA in a small claim. A Board Member reported Lot 1 is planning to repaint their home. Lot 14 will be contacted about severe driveway buckling apparently caused by tree roots.

### **NEW BUSINESS**

**Review Homeowner Correspondence:** Lot 37 sent 25 emails regarding hedge trimming, watering issues and holes on the slope. Lot 38 inquired about digging on the slope which was due to irrigation repairs. Those concerns have been addressed. Lot 49 inquired about repairing the original developer's wall destroyed by a car during a police chase. The board replied that per Article XI in the Marinita CC&Rs Homeowners are responsible for maintaining original developer walls located on their property.



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**Review/Approve Proposed 2024 Budget:** All agreed that the proposed budget looks good. As usual, landscape maintenance/irrigation repairs and water are the biggest line items. Tom motioned to approve the 2024 budget, and Shelly seconded. All were in favor.

**2024 Board Meeting Schedule:** Meetings going forward will continue with the existing rotation.

#### **OPEN DISCUSSION**

As of this meeting no board members are planning to step down. Upcoming Board elections will be taken up at the February Meeting.

**Meeting Adjourned:** 8:11pm

**Next HOA Board Meeting will be Monday, February 12, 6:30 pm at the home of Shelly Calderon**